



Montenegro Luxury 5 Bedroom Villa with Golf and Sea Views, The Peaks, Luštica Bay



Agent Info

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Listing details

Property for: Sale
 Price: USD 5,946,627.12

Location

Address: Kotor
 Posted: Mar 30, 2026

Description:

Located within The Peaks at Lutica Bay in Tivat, this Montenegro luxury 5 bedroom villa occupies a prime elevated position overlooking Golf Hole 5 and the Adriatic Sea. This setting combines controlled development density with direct access to Montenegros first 18-hole golf course. Within the Montenegro luxury real estate market, villas with both golf frontage and open sea views remain limited, particularly in structured masterplan environments such as Lutica Bay.

The layout is defined by clear zoning and functional flow. The main living and dining area is arranged in an open-plan format, centred around a fireplace and designed to connect directly with the exterior terraces. Large openings extend the interior space onto spacious balconies, supporting consistent natural light and usable outdoor living. The five-bedroom configuration allows for separation between social and private areas, with a layout suited to both seasonal and extended use.

Specification aligns with international standards expected in Montenegro luxury property. Elegant tiled flooring runs throughout the living areas and bedrooms, while premium ceramic tiles are used in the



entrance corridor, bathrooms, and kitchen. The kitchen is fitted with Nolte cabinetry, or a similar international brand, and includes Miele appliances. Electric underfloor heating is installed, ensuring practical year-round usability and reinforcing the villas position within the higher tier of Montenegro real estate.

Externally, the villa is designed for integrated outdoor use. A private swimming pool is set within a traditional stone terrace, complemented by an outdoor kitchen, al fresco dining area, and outdoor shower. These elements are incorporated as part of the core design, adding functional value rather than acting as secondary features. A garage and internal storage area provide secure parking and additional capacity for long-term ownership or managed use.

From a market perspective, this Montenegro luxury villa sits within a constrained supply segment of Lutica Bay. Five bedroom villas with golf positioning, Adriatic views, private pool, and recognised kitchen specification are limited. As demand for Montenegro luxury real estate continues to grow among international buyers, properties with this level of specification and positioning remain relevant for both use and long-term hold.

To explore comparable opportunities, you can Request a bespoke property search or Book a private consultation for tailored guidance. - REF: PL/981

New: Yes

Common

Bedrooms: 5
Bathrooms: 5
Finished sq. ft.: 231 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: PL/981

